
TAUNTON PLANNING BOARD MINUTES
Meeting held at 15 Summer Street

DATE: May 5, 2022

BOARD MEMBERS:	Anthony Abreau, Chairman	Michael Monteiro
	Bob Campbell, Vice Chairman	John Reardon
	Manuel Spencer, Clerk	Dennis I. Ackerman
	Brian Carr	
ADVISORS:	Kevin Scanlon, City Planner	
	Michael Patneau, City Engineer	

Roll Call: Ackerman, Reardon, Spencer, Monteiro, Carr present. Abreau & Campbell absent.

Meeting opens at 5:31 PM

Vice Chairman Ackerman had a moment of silence for Eleanor Abreau, Mother of P.B. Chairman Tony Abreau.

Manny made motion to accept minutes of April 7, 2022 seconded by John. All in favor.

Cont'd. Public Hearing – Special Permit – 175 South Walker St –

A Special Permit/Site Plan Review from Section 440 Attachment #1 of the Zoning Ordinance for the construction of 4 mixed use buildings - Each building to have 5 residential units with one commercial/office space (Totaling 20 residential units with 4 commercial/office space) submitted by 175 South Walker Street, LLC –

Requesting to withdraw without prejudice.

Motion made and seconded to allow the petition to be withdrawn without prejudice.

Vote: Ackerman, Spencer, Carr, Monteiro, Reardon....Yes

Petition withdrawn without prejudice.

Street Acceptances – letter from City Engineer – Alanita Dr., Allan’s Ave., Appleblossom Lane, Azalea Dr., Bettinson Ct., Birchwood Dr., Blueberry Lane, Briar Rd., Brophy Dr., Bunny Hop Way, Cal’s Ct., Canney Dr., Cardinal Cir, Chapel St., Colony Lane, Cortland Place, Cotuit Rd., Country Way, Cove Dr., Craven Ct., Creeping Jenny Lane, Daffodil Lane, Daniel Dr., Debra Dr., Deer Hill Rd., Dolar Cir, Dublin Dr., Feather Run, Fiddler’s Way, Fieldstone Rd, Flintlock Rd, Forge Dr. George Dr., Harvestwood Dr, Henry Rd., Hyacinth Lane, Jams Luther Dr., Joshua Lane, Juniper Lane, Kerry Lane, Landing Dr., Lydia Lane, Norman Ave., Pheasant Run, Pilgrim Rd., Pondview Cir., Powderhorn Dr., Princess Pine Cir., Puffin Way, Quequechan Rd, River Pines Dr., Riverfield Rd., Robert Ave., Rosewood Dr., Sao Paulo Ave., Silvia Farm Dr., Stonybrook Dr., Strawberry Lane, Susan St., Terriane Dr., Three Mile River Lane, Thunder Rd., Warrior Rd., Wellesley Cir, Winthrop Heights Dr., and Wisteria Place.

City Engineer Mike Patneau was invited into the enclosure. Mike stated he was asked to prepare a list of streets that need acceptance by the City. He stated the list is streets that he came up with. He stated out of 66

streets listed 65 have layout plans recorded at the Registry of Deeds. Research shows these streets were intended for acceptance and the procedure just wasn't completed.

Manny made motion to forward a positive recommendation to the Municipal Council, Seconded by Mike.

All in favor with the exception of Dennis Ackerman abstains from Country Way recommendation.

Public Meeting – Site Plan Review - Winthrop St. - Map 76, Lot 117- to allow 3 mixed use buildings consisting of 29 residential units and 3 commercial units submitted by Brian & Barry LLC.

Request to continue to next month.

John made motion to grant continuance, seconded by Mike. All in favor.

Continued to June 2, 2022

Request for an extension of Special Permit & Site Plan Review – for 2318 Bay St. – Lisa Doherty

Request for a 6 month extension on the Special Permit & Site Plan Review.

Manny made motion to grant request and grant 6 month extension on both, seconded by John. All in favor.

SRPEDD – P.B Delegate – May 25, 2022 – May 24, 2023

Manny nominated Mike Monteiro seconded by Brian. Mike accepts nomination.

Mike Monteiro was unanimously elected as P.B delegate for SRPEDD 2022 – 2023

Public Meeting – Site Plan Review - 1133 County St. - for the addition of 45 trailer storage spaces to the rear of the existing building, submitted by Brem Asanta Sana LLC & EIP-RLF County Street LLC

Atty. Edmund Brennan, Brando Li, project engineer, and John Hennessey was invited into the enclosure.

This proposal is for the addition of 45 trailer storage spaces. They have no issues with any of the DIRB comments. The DIRB report was read into the record. Atty. Brennan stated this is the old Rand McNally building and the railroad is the direct abutter. John asked what's the reason they are adding more spaces?

Atty. Brennan answers the trucking company who is the tenant needs more space. Brian thanked the applicant for submitting impact statements explaining the project.

Bob made motion to open public input, seconded by Mike. All in favor.

Paulo Monteiro, 55 Debra Drive stated he has no issues with this project. No one opposed. Public input closed.

Mike made motion, seconded by Brian to approve the Site Plan Review with DIRB comments;

Condition #1) That the plans dated March 14, 2022 shall govern with the following additional conditions;

Condition #2) Lighting shall not illuminate any portion of abutting properties

Condition #3) The site shall be kept clean and clear of debris

Condition #4) Two sets of as-builts shall be submitted upon occupancy for all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks etc

Condition #5) Two sets of updated plans shall be provided that conforms to this decision prior to Building permit

Condition #6) Remove phase II from the plans

Condition #7) Add the water quality details to the plans

Condition #8) Show snow storage

Condition #9) Show the seasonal high water elevation

Condition #10) Compliance with the Conservation Commission order of conditions #2988

Notes:

Note 1) DPW permits are required including city licensed contractor, road opening and trench permits

Vote:	5 In Favor
Dennis Ackerman	YES
John Reardon	YES
Michael Monteiro	YES
Brian Carr	YES
Manuel Spencer	YES
Robert Campbell	Absent
Anthony Abreau	Absent

E-5 – Logan Drive – Request to release last lot – holding \$78,000 bond & 1 lot)

Request to continue to next month.

John made motion to grant continuance, seconded by Manny. All in favor.

Continued to June 2nd.

Lot release –Brian’s Way – request to release lots 4 & 6 – holding \$88,572 bond and 7 lots

Justin Whitney was invited into the enclosure. He is asking the Board for conditional approval since he has some work to be done relative to the drainage. He stated his contractor most likely will be completing the work by next Friday. City Engineer supports the conditional approval. He stated the board could approve it subject to his and the outside consultant’s confirmation drainage has been completed.

Manny made motion to release lots 4 & 6 upon receipt of 20,286 per lot (as determined by the City Planner) of acceptable surety and upon receipt of confirmation from the City Engineer and outside consultant that the drainage system is functioning. Seconded by Mike. All in favor.

Meeting adjourned at 6:06 PM